

108.0

0003

0010.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

872,600 / 872,600

USE VALUE:

872,600 / 872,600

ASSESSED:

872,600 / 872,600


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
15		PAWNEE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MASEREJIAN JACK K / TRUSTEE
Owner 2:	NAROIAN SUZY M/TRUSTEE
Owner 3:	

Street 1: 15 PAWNEE DRIVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MASEREJIAN KEVORK G & AZNIV -

Owner 2: -

Street 1: 15 PAWNEE DRIVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 9,722 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Wood Shingle Exterior and 3244 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9722		Sq. Ft.	Site		0	70.	0.73	4									498,162						498,200	

Total AC/Ha: 0.22319

Total SF/SM: 9722

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 498,162

Spl Credit

Total: 498,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

 Total Card / Total Parcel
 872,600 / 872,600
 872,600 / 872,600
 872,600 / 872,600

User Acct

69428

GIS Ref

GIS Ref

Insp Date

08/03/18

!8521!

USER DEFINED

Prior Id # 1: 69428

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

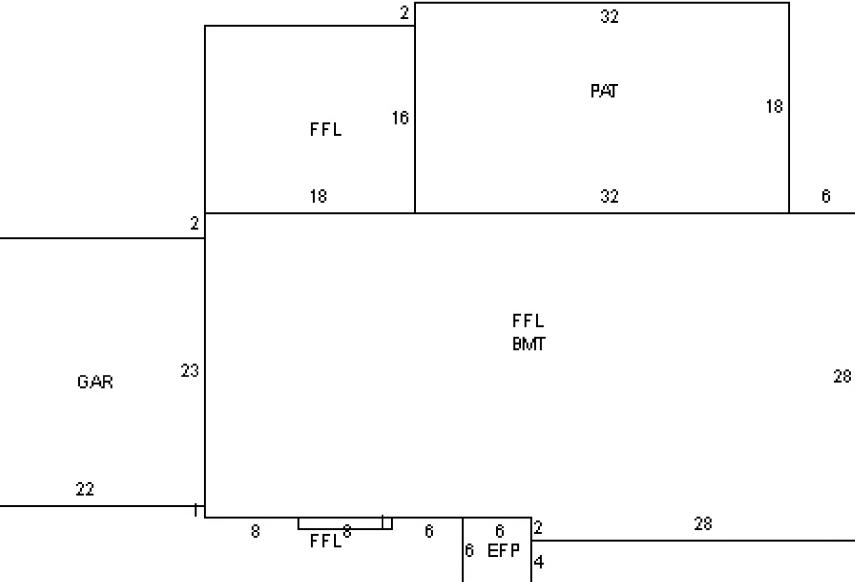
Ratio:

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2018	MEAS&NOTICE	CC	Chris C
2/19/2009	Meas/Inspect	163	PATRIOT
12/3/1999	Inspected	264	PATRIOT
11/29/1999	Mailer Sent		
10/27/1999	Measured	256	PATRIOT
8/3/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	19 - Ranch			Full Bath:	2	Rating:	Average	643-2776.									
Sty Ht:	1 - 1 Story			A Bath:		Rating:											
(Liv) Units:	1	Total: 1		3/4 Bath:	1	Rating:	Average										
Foundation:	1 - Concrete			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:											
Sec Wall:	8 - Brick Veneer	25%		OthrFix:		Rating:											
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good										
Color:	TAN			A Kits:	1	Rating:	Average										
View / Desir:				Fppl:	2	Rating:	Average										
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C+ - Average (+)			CONDOS INFORMATION													
Year Blt:	1957	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:	G10	Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26. %		Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:		%		Interior:		1	8	3					
Sec Int Wall:		%		Economic:		%		Additions:									
Partition:	T - Typical			Special:		%		Kitchen:									
Prim Floors:	3 - Hardwood			Override:		%		Baths:									
Sec Floors:		%		Total:	26.4	%		Plumbing:									
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	95.00	COMPARABLE SALES				Heating:							
Bsmnt Gar:				Size Adj.: 1.23075223		Rate	Parcel ID	Typ	Date	Sale Price							
Electric:	3 - Typical			Const Adj.: 1.00739920													
Insulation:	2 - Typical			Adj \$ / SQ: 117.787													
Int vs Ext:	S			Other Features: 134638													
Heat Fuel:	1 - Oil			Grade Factor: 1.10													
Heat Type:	3 - Forced H/W			NBHD Inf: 1.00000000													
# Heat Sys:	1			NBHD Mod:													
% Heated:	100			LUC Factor: 1.00													
Solar HW:	NO			Adj Total: 508700													
% Com Wall:				Depreciation: 134297													
				Deprecated Total: 374403													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make: [] Model: [] Serial #: [] Year: [] Color: []				Juris. Factor:	1.00			Before Depr:	129.57								
SPEC FEATURES/YARD ITEMS				Special Features:	0			Val/Su Net:	84.36								
				Final Total:	374400			Val/Su SzAd:	207.08								
PARCEL ID 108-0-0003-0010.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,808	117.790	212,958	BMT	100	FLA	95	G	
BMT	Basement	1,512	66.390	100,378						
PAT	Patio	576	2.920	1,683						
GAR	Garage	506	20.090	10,165						
EFP	Enclos Porch	36	73.140	2,633						
Net Sketched Area: 4,438				Total: 327,817						
Size Ad	1808	Gross Are	4438	FinArea	3244					

IMAGE

AssessPro Patriot Properties, Inc

